

180.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

790,900 / 790,900

USE VALUE:

790,900 / 790,900

ASSESSED:

790,900 / 790,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		GOLDEN AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HAMILTON MICHAEL J/ETAL	
Owner 2: HAMILTON KATHLEEN R	
Owner 3:	
Street 1: 10 GOLDEN AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HAMILTON MICHAEL J/ETAL	-
Owner 2: GAFFEY KATHLEEN R	-
Street 1: 10 GOLDEN AVENUE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level

BUILDING PERMITS	
Date	Number
12/7/2010	2372
4/26/2005	289
6/19/1999	383

Land Type	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
water	Redo Kit	28,595					
Sewer		125,605	G6	GR FY06	second flr		
Electri		7,500				ADD WDK-ENCLOSE PO	

Exempt	
Census:	
Flood Haz:	
Topo	1
Street	
Gas:	

Land SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	6250
	Sq. Ft.
	Site
	0

Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6250			0	70.	0.97	7								425,250						425,300	

Total AC/HA: 0.14348

Total SF/SM: 6250

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 425,250

Spl Credit

Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

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EXTERIOR INFORMATION

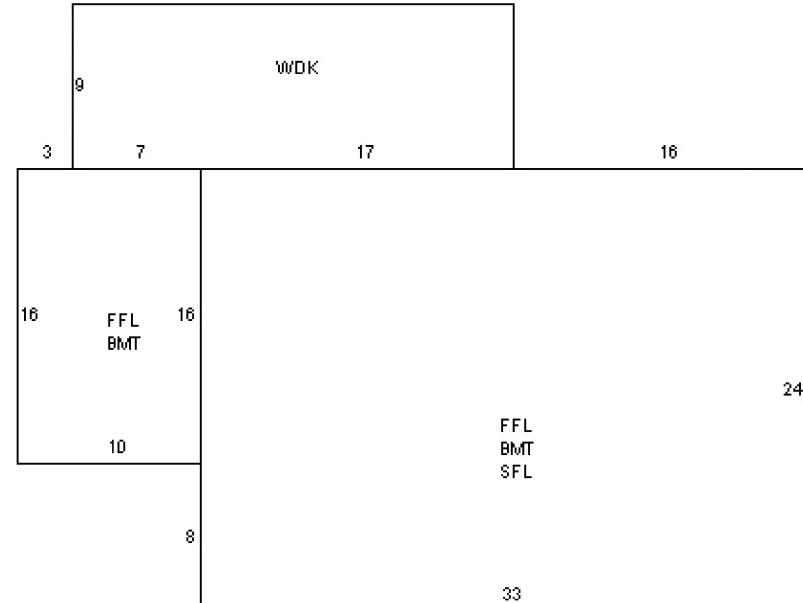
Type:	5 - Cape
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	8 - Brick Veneer 15%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN./RED BRICK
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1946
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 15%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: VG - Very Good

4.6 %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

4.6 %

REMODELING

Exterior:

No Unit RMS BRS FL

1 7 4

Interior:

Additions:

2005

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

Totals

1 7 4

CALC SUMMARY

Basic \$ / SQ: 110.00

Size Adj.: 1.25206423

Const Adj.: 0.99594671

Adj \$ / SQ: 137.169

Other Features: 98862

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

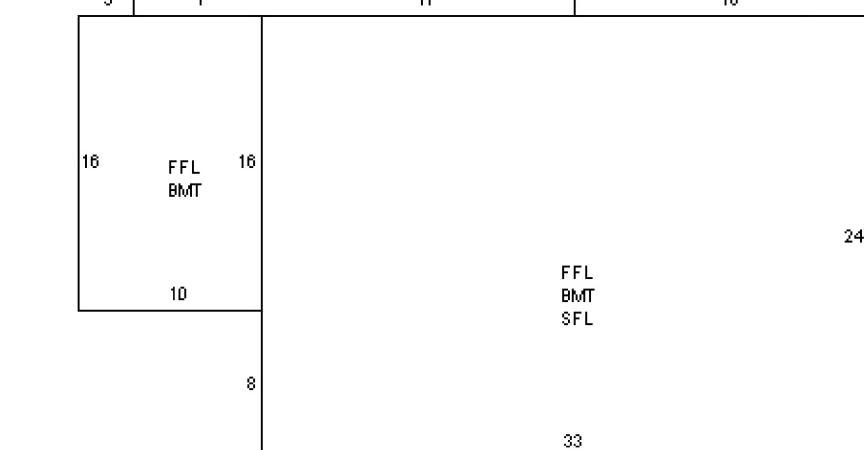
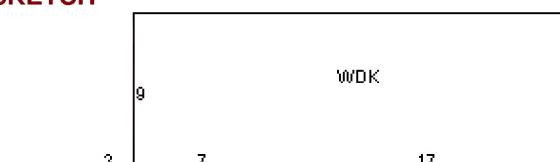
Adj Total: 379547

Depreciation: 17459

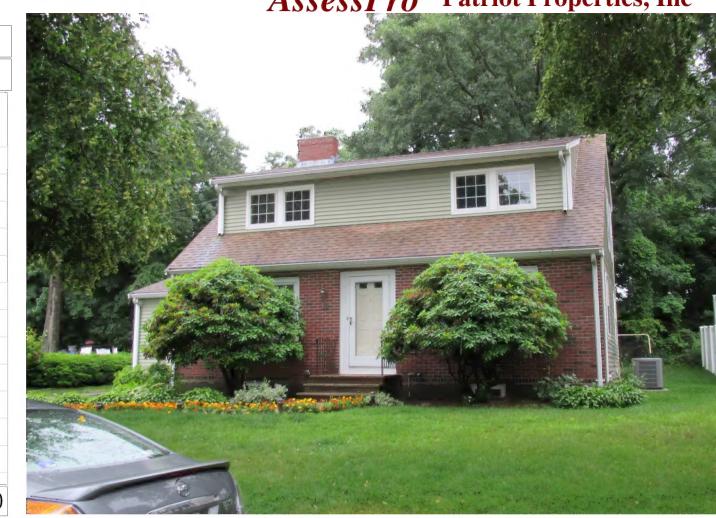
Depreciated Total: 362088

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	952	41.150	39,175						
FFL	First Floor	952	137.170	130,585						
SFL	Second Floor	792	137.170	108,638						
WDK	Deck	216	10.590	2,287						
					Net Sketched Area:	2,912	Total:	280,685		
					Size Ad	1744	Gross Area	2912	FinArea	1744

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1946	26.36	T	40	101			3,500			3,500

More: N

Total Yard Items: 3,500 Total Special Features:

Total: 3,500